

**CHANGE AGENT TEAM  
RECORD OF PRACTICE IDEAS AND INNOVATIONS**

***These are practices and ideas heard about or seen on visits by the changes agents. We think they could be applied in other situations and should be shared more widely. They have not necessarily been evaluated, nor are they endorsed by the Change Agent Team.***

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|---|---------------------------------|
| <b>Name of Organisation: Sheffield Social Services</b>  |                                 |
| <b>Service:</b> <i>(e.g. physiotherapy, care management)</i> <b>Social Services Commissioning</b>   |                                 |
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| <b>Key Words</b> <i>(3-4 words which sum up the service, for cataloguing purposes)</i><br><b>Extra Care Housing ( older people)</b>   |                                 |
| <i>Brief description of the 'new practice/bright idea</i>   |                                 |
| <p>As part of Sheffield's approach to increase capacity and choice in care provision for older people we have been proactive and positive in the building of relationships with local independent sector providers. The aim has been to encourage a mixed economy of care. This includes the area of extra care housing.</p> <p>As part of our approach to building capacity we tried to encourage interest in extra care housing from the independent sector and when one particular provider, who owned a large piece of land, expressed an interest in extra care housing , we worked with him to explain the concept, the funding detail and service model details. We supported him in overcoming planning obstacles and generally gave him confidence about the partnership.</p> <p>Sheffield social services and Sheffield housing department are now working in partnership with the private company who are now building an extra care housing development ' at risk'.</p> <p>The company, namely 'AVIVA 'care, are building an 80 unit development of one and two bed flats in a much sought after residential area of the city and it has already attracted supporting people pipeline funding.</p> <p>Despite the fact that the development has not been commissioned by the local authority the developers are willing to offer the properties at affordable rent, shared ownership and for sale and they are also willing to allow Social services and housing the nomination rights to around 50% of the properties. This is because the managing director believes in the principles of the extra care housing model and genuinely wants to make the development affordable for all.</p> <p>AVIVA will provide flexible care and support to people living in the Loxley park development if the tenant so wishes, however if people would prefer to recruit their own carers AVIVA will be happy to allow them the choice. The tenants will be able to purchase their care and support privately or be assessed for care via social services. Social services will then spot purchase individual care packages for those assessed as needing care under fair access to care criteria.</p> |                                 |
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*Impact of the introduction of the change/development*

- Around 120 residents will be able to benefit from the care and other extra care facilities. Other older adults living in the local community will also be able to use the gymnasium and other communal facilities in order to encourage links between the scheme and the local population.
- The private development will represent the second extra care development to be built in the city of Sheffield and will hopefully encourage more private developers to consider this as a viable business venture.
- The extensive facilities will include a library, communal lounges, a snooker room, computer room and a small resource centre where a range of lifelong learning classes will be available. A full time co-ordinator will be in post to arrange a programme of activities. There is also a gymnasium/ health suite, bar and restaurant as well as a hairdressing salon and small convenience shop. The development will be surrounded by raised flowerbeds and overlooks a lake where it will be possible to fish. A multi person vehicle will be available for shopping trips and other outings. A guest suite is available for visitors to stay overnight.
- The building will be surrounded by landscaped gardens and footpaths where the residents can take gentle exercise
- The developers are also keen to work with the local Primary care trust and are willing to look at allowing part of the site to be used for a GP surgery or medical centre, providing primary care resources in the West of the city.

*Why did this change/development 'work'? Could it be replicated?*

- Sheffield Social services have actively encouraged the independent sector to work closely with them in seeking new ways to provide care for older people in the city
- The managing director of the company has been willing to work closely with Sheffield Social services and housing departments. The mutual benefits of developing this scheme were realised at an early stage in the discussions and a lot of work has been put into solving problems together.
- Regular meetings/ dialogue to discuss the plans, lettings procedures etc have taken place between social services, housing and the private developer
- The developer already owns and runs a Nursing home in the city and is therefore known to the local authority
- The local Primary care trust have been encouraged to get involved and are considering building a new medical centre on adjoining land belonging to the same developer.
- There is mutual respect between the partners involved and a desire to jointly overcome any obstacles
- The developer was willing to take a decision to develop 'at risk'
- The developer has worked with the local community to address any issues regarding the disruption to the local community as a result of the building work

*Has the practice been formally evaluated? Please describe briefly.*

The development will not be completed until summer 2004

Submitted by:  
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